
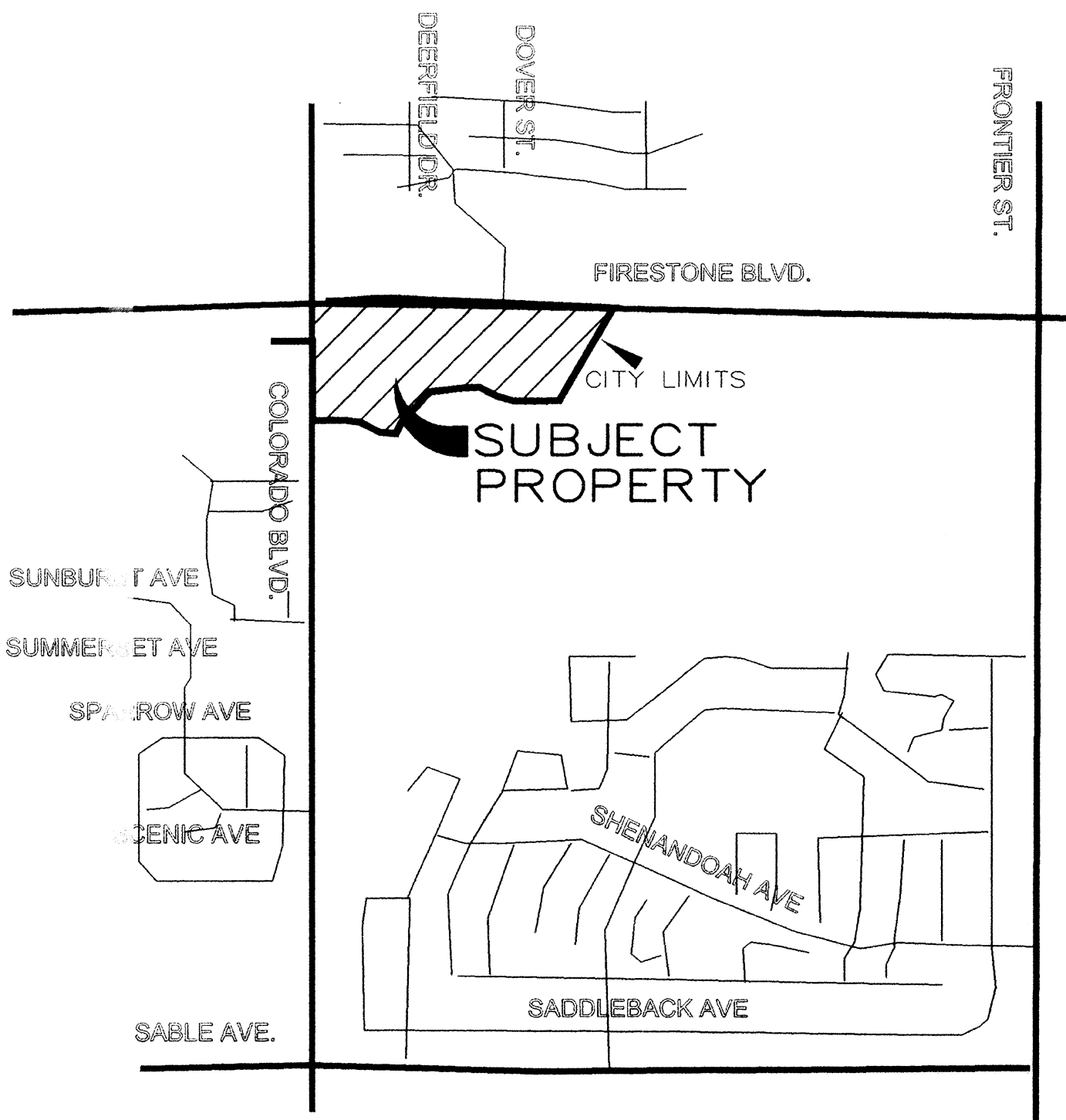
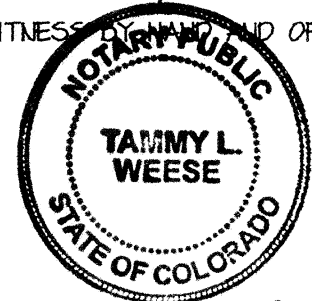


OUTLINE DEVELOPMENT PLAN
High Plains Marketplace
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 1 OF 3

REVISIONS:
NO. DATE DESCRIPTION

OWNER/DEVELOPER	LEGAL DESCRIPTION	APPROVAL BLOCK	VICINITY MAP
<p>OWNER</p> <p>LARRY AND TARI HOAGLUND 6246 COUNTY ROAD 24 LONGMONT, COLORADO 80504 (303) 775-2165 PHONE</p> <p>DEVELOPER</p> <p>QUADRANT PROPERTIES 16255 SWINGLEY RIDGE ROAD SUITE 220 CHESTERFIELD, MO 63017 636.550.6050 PHONE 636.550.6075 FAX</p> <p>CONTACT: BRIAN JESSUP</p>	<p>ODP/ANNEXATION OVERALL LEGAL BOUNDARY DESCRIPTION:</p> <p>A tract of land located in the Northeast ¼ of Section 12, Township 2 North, Range 68 West and the Northwest ¼ of Section 7, Township 2 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, described as follows:</p> <p>Considering the North line of the Northwest ¼ of said Section 7 as bearing South 88°54'30" East and with all bearings contained herein relative thereto:</p> <p>Commencing at the Northwest Corner of said Section 7; thence along the West line of the Northwest ¼ of said Section 7, South 00°24'41" West, 47.66 feet to the POINT OF BEGINNING, said point also being a point on the South right-of-way line as described in Reception No. 3901397, Weld County records; thence along said South right-of-way line by the following 5 courses and distances, North 89°53'36" East, 644.73 feet; thence along a curve concave to the South having a central angle of 04°22'06" with a radius of 2000.00 feet, an arc length of 152.49 feet and the chord of which bears South 87°55'20" East, 152.45 feet; thence, South 88°44'17" East, 360.12 feet; thence along a curve concave to the North having a central angle of 03°10'12" with a radius of 2150.00 feet, an arc length of 118.96 feet and the chord of which bears South 87°19'23" East, 118.94 feet; thence, South 88°54'30" East, 840.71 feet to a point on the Northwestern line of the Union Pacific Railroad as described in Book 305, Page 110, Weld County records; thence along said Northwestern line, South 30°21'00" West, 686.62 feet to the Northerly line of that tract of land conveyed from Adolph Coors Company to Booth Land and Livestock Company as described in warranty deed recorded October 6, 1992 in Book 1353 as Reception No. 2306034, Weld County records; thence along said Northerly line by the following 11 courses and distance, North 89°38'53" West, 313.86 feet; thence North 77°12'53" West, 110.00 feet; thence North 66°42'53" West, 176.00 feet; thence South 87°03'07" West, 316.00 feet; thence South 61°48'07" West, 53.00 feet; thence South 42°23'07" West, 293.00 feet; thence South 29°05'07" West, 84.00 feet; thence North 80°58'53" West, 130.00 feet; thence North 63°35'53" West, 162.00 feet; thence North 83°21'53" West, 103.00 feet; thence South 89°27'07" West, 215.00 feet to a point on the West line of the Northwest Quarter of said Section 7; thence, North 89°35'19" West, 30.00 feet to a point on the West right-of-way line of County Road No. 13; thence, along said West line, North 00°24'41" East, 777.94 feet; thence, departing said line, North 89°53'36" East, 30.00 feet to the Point of Beginning, containing 30.135 acres more or less</p>	<p>APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO THIS</p> <p>9th DAY OF October, 2003; BY</p> <p>ORDINANCE NO. 522</p> <p><i>Michelle James</i> MAYOR</p> <p><i>Judy Heywood</i> ATTEST: TOWN CLERK</p> <p></p>	
TECHNICAL CONSULTANTS		ACCEPTANCE BLOCK and NOTARY	
<p>ARCHITECT</p> <p>WYATT & ASSOCIATES, P.C. 1865 S. PEARL STREET DENVER, CO 80210 (303) 698-1717 PHONE (303) 778-6004 FAX CONTACT: ALBERTO CASTILLO</p> <p>CIVIL ENGINEER</p> <p>NORTHERN ENGINEERING SERVICES 12422 WEST COLFAX AVENUE FORT COLLINS, COLORADO 80521 (970) 221-4058 PHONE (970) 221-4059 FAX CONTACT: NICK HAWES</p> <p>TRAFFIC ENGINEER</p> <p>MATT DELICH TRANSPORTATION 420 SOUTH HOMES, #202 LOVELAND, COLORADO 80538 (970) 662-2061 PHONE (970) 662-5034 FAX FINAL REPORT: AUGUST 7th, 2003 CONTACT: MATT DELICH</p> <p>GEOTECHNICAL ENGINEER</p> <p>TERRACON, INC. 1242 DRAWMOOD PLACE, SUITE 2 LONGMONT, COLORADO 80222 (303) 776-3921 PHONE (303) 776-4041 FAX PROJECT NO. 22025163, SEPTEMBER 27, 2002</p> <p>CONTACT: ERIC WILLIS</p> <p>ENVIRONMENTAL ENGINEER</p> <p>KUMAR & ASSOCIATES 2820 SOUTH LIPAN STREET DENVER, COLORADO 80225 (303) 742-9700 PHONE (303) 742-5666 FAX PROJECT NO. 03-1-389, JULY 22, 2003</p> <p>CONTACT: DEREK BOWMAN</p>	<p>SUPPLEMENTARY REPORTS</p> <p>1. SOILS REPORT: PRELIMINARY GEOTECHNICAL ENGINEERING REPORT PROPOSED COMMERCIAL / RETAIL DEVELOPMENT SEC OF WCR 24 (FIRESTONE BLVD) & WCR 13 (COLORADO BLVD) FIRESTONE, COLORADO TERRACON, INC. PROJECT NO. 22025163, SEPTEMBER 27, 2002</p> <p>2. TRAFFIC STUDY: TRAFFIC IMPACT STUDY FIRESTONE, COLORADO MATT DELICH TRANSPORTATION AUGUST 29, 2002</p> <p>3. ENVIRONMENTAL REPORT: PHASE I ENVIRONMENTAL SITE ASSESSMENT SOUTHEAST CORNER OF W.C.R. 24 & W.C.R. 13 FIRESTONE, COLORADO KUMAR & ASSOCIATES, INC. PROJECT NO. 03-1-389</p> <p>3. DRAINAGE REPORT: PRELIMINARY DRAINAGE REPORT KING SOOPERS, FIRESTONE TOWN OF FIRESTONE, WELD COUNTY, COLORADO NORTHERN ENGINEERING SERVICES PROJECT NO. ???</p> <p>4. UTILITY REPORT: UTILITY REPORT KING SOOPERS, FIRESTONE TOWN OF FIRESTONE, WELD COUNTY, COLORADO NORTHERN ENGINEERING SERVICES PROJECT NO. ?????, DATE</p>	<p>BY SIGNING THIS ODP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.</p> <p><i>Tammy L. Weese</i> OWNER</p> <p>STATE OF COLORADO) COUNTY OF WELD) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF October, 2003, BY <i>Tammy L. Weese</i></p> <p>WITNESSES AND OFFICIAL SEAL:</p> <p> NOTARY PUBLIC <i>Tammy L. Weese</i> September 20, 2005 MY COMMISSION EXPIRES</p> <p>My Commission Expires 9-20-05</p>	
INDEX TO DRAWINGS			
<p>SHEET NO. DESCRIPTION</p> <p>ODP-1 COVER SHEET</p> <p>ODP-2 NARRATIVE SHEET</p> <p>ODP-3 OUTLINE DEVELOPMENT PLAN</p>			

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL	HIGH PLAINS MARKETPLACE
TYPE OF SUBMITTAL	OUTLINE DEVELOPMENT PLAN
FILING NUMBER	1
PHASE NUMBER	1
PREPARATION DATE	12 AUG 03
REVISION #1	21 OCT 03
REVISION #2	28 OCT 03
REVISION #3	-
REVISION #4	-
SHEET	SHEET 1 OF 3 - COVER SHEET

WYATT & ASSOCIATES, P.C. ARCHITECTS & PLANNERS
1865 S. PEARL ST., DENVER, COLORADO 80210
phone (303) 698-1717 fax (303) 778-6004
email wyattarc@comcast.net

High Plains Marketplace
FIRESTONE, COLORADO
SEC OF COLORADO BLVD. & FIRESTONE BLVD.
WELD COUNTY

COVER SHEET

ISSUE DATE: 21 OCT 03
DRAWN BY: JEA
CHECKED BY: DWW
SCALE:
PROJECT NO. 3432
CAD FILE NAME:
SHEET NO. ODP-1

ODP-1

OUTLINE DEVELOPMENT PLAN
High Plains Marketplace
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 2 OF 3

PROJECT CONCEPT

THE HIGH PLAINS MARKETPLACE OUTLINE DEVELOPMENT PLAN GENERALLY ESTABLISHES THE ZONING AREAS, ALLOWED USES, ACCESS POINTS AND ADDITIONAL REQUIRED INFORMATION TO BE PROVIDED WITH FUTURE FINAL DEVELOPMENT PLAN APPLICATIONS ASSOCIATED WITH THIS DEVELOPMENT.

THIS PROPERTY HAS BEEN DESIGNATED TO CONTAIN A COMMERCIAL ZONED AREA AT THE INTERSECTION OF FIRESTONE BLVD. AND COLORADO BLVD AND A MIXED USE ZONED AREA BETWEEN THE AFOREMENTIONED COMMERCIAL PROPERTY AND THE FIRESTONE TRAIL TO THE EAST. ADDITIONALLY IT HAS BEEN DETERMINED THAT THIS PROPERTY CAN BE SUBDIVIDED AND DEVELOPED IN PHASES AS THE LOCAL MARKET CAN SUSTAIN SUCCESSFUL DEVELOPMENT.

ENVIRONMENTAL IMPACT MITIGATION

THERE IS NO EVIDENCE OF RECOGNIZED ENVIRONMENTAL CONDITIONS IN CONNECTION WITH THIS SITE (REFER TO THE PHASE I ENVIRONMENTAL ASSESSMENT REPORT).

PRIVATE MAINTENANCE AND ENFORCEMENT

RECIPROCAL EASEMENTS AND RESTRICTIONS SHALL BE PROVIDED WHICH WILL GOVERN THE DEVELOPMENT AND MAINTENANCE OF ALL THE PROPERTIES WITHIN THE SHOPPING CENTER. THIS DOCUMENT SHALL BE FILED AND RECORDED WITH THE WELD COUNTY CLERK AND RECORDER.

CONTROLS

THE PROPOSED COVENANTS, CONDITIONS AND RESTRICTIONS (CCRs) SHALL BE PROVIDED TO THE TOWN OF FIRESTONE WHICH SHALL GOVERN THE DEVELOPMENT AND MAINTENANCE OF ALL THE PROPERTIES WITHIN THE DEVELOPMENT. THE TOWN WILL REVIEW THE CCRs TO ASSURE THAT SUCH DOCUMENTS DO NOT STATE MORE PERMISSIVE DEVELOPMENT STANDARDS THAN PERMITTED BY THE FUTURE FINAL DEVELOPMENT PLAN. SUBSEQUENT TO ANY MODIFICATIONS REQUIRED BY THE TOWN THIS DOCUMENT WILL BE FILED AND RECORDED WITH THE WELD COUNTY CLERK AND RECORDER.

OPEN SPACE

THE FINAL DEVELOPMENT PLAN SHALL PROVIDE FOR LANDSCAPED AREAS WITHIN THE DEVELOPMENT IN ACCORDANCE WITH THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF FIRESTONE, COLORADO.

THE ON-SITE LANDSCAPING WILL BE MAINTAINED BY THE DEVELOPER TO BE CONSISTENT WITH THE FDP IN ACCORDANCE WITH THE 'CONTROLS' AS OUTLINED IN THE PRIVATE MAINTENANCE AND ENFORCEMENT DESCRIPTION ABOVE.

DRAINAGE

A FORMAL DRAINAGE PLAN AND REPORT WILL BE SUBMITTED WITH THE FINAL DEVELOPMENT PLAN THAT WILL PROVIDE DETAILED DRAINAGE INFORMATION FOR THE DEVELOPMENT.

IN GENERAL THIS SITES STORM WATER WILL BE DETAINED IN ON-SITE DETENTION AREAS AND RELEASED INTO THE EXISTING DRAINAGE CHANNEL ALONG FIRESTONE BLVD.

UTILITIES

NEW UTILITY MAIN LINES FOR WATER, SANITARY SEWER, STORM SEWER, ELECTRIC AND GAS SERVICES WILL BE CONSTRUCTED AS A PART OF THIS DEVELOPMENT. SPECIFIC OVERALL UTILITY PLANS AND REPORTS WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN FOR THIS PROJECT.

WATER AND SANITARY SEWER WILL BE PROVIDED BY EXTENDING THESE MAIN LINES FROM THEIR CURRENT LOCATIONS IN COLORADO BLVD. AND FIRESTONE BLVD. THROUGH THE SITE TO SERVE THIS DEVELOPMENT. THESE LINES WILL BE SIZED ACCORDINGLY TO PROVIDE SERVICE TO THE INITIAL AS WELL AS FUTURE PHASES OF THE DEVELOPMENT.

PARKING

OFF STREET PARKING SHALL BE PROVIDED AS REQUIRED BY THE TOWN OF FIRESTONE. THE PARKING SPACES SHALL BE LOCATED ON EITHER AN ASPHALT OR CONCRETE PAVED PARKING LOT(S) WITH INTERNAL LANDSCAPED ISLANDS PROVIDED IN ACCORDANCE WITH THE TOWN OF FIRESTONE REQUIREMENTS.

ANY LOADING DOCKS REQUIRED FOR THE USERS OF THE DEVELOPMENT SHALL BE ADEQUATELY SCREENED FROM VIEW BY A COMBINATION OF SCREEN FENCING AND LANDSCAPING.

ARCHITECTURE

ARCHITECTURAL DESIGN SPECIFICATIONS SHALL BE DESCRIBED IN DETAIL WITH THE FINAL DEVELOPMENT PLAN APPLICATION. THESE SPECIFICATIONS SHALL DESCRIBE THE SPECIFIC BUILDING MATERIALS, DETAILINGS, FEATURES AND OVERALL ARCHITECTURAL CONCEPT OF THE DEVELOPMENT. DESIGN SPECIFICATIONS SHALL BE ESTABLISH TO SET GUIDELINES FOR ANY FUTURE PHASE OF DEVELOPMENT WITHIN THE BOUNDARIES OF EACH FINAL DEVELOPMENT PLAN.

AMERICANS WITH DISABILITIES ACT COMPLIANCE

THE FINAL DEVELOPMENT PLAN WILL BE DESIGNED TO THE BEST OF THE DESIGNERS KNOWLEDGE AND ABILITIES TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. FUTURE DEVELOPMENTS WILL BE RESPONSIBLE TO COMPLY WITH THE A.D.A. AND PROVIDE PROOF STATING SUCH.

SIGN PROGRAM

A SPECIFIED SIGN PROGRAM WILL BE ESTABLISHED FOR ANY SIGNAGE WITHIN THE DEVELOPMENT. THIS INCLUDES ANY MONUMENTATION SIGNAGE, ANCHOR TENANT SIGNAGE, MULTI-TENANT SIGNAGE OR RESIDENTIAL SUBDIVISION SIGNAGE.

THE SIGN PROGRAM WILL BE DESCRIBED IN DETAIL ON THE FINAL DEVELOPMENT PLAN FOR ANY USE LISTED WITHIN THAT F.D.P.

THE SIGN PROGRAM SHALL INCLUDE SIGN LOCATIONS, SIZES, MATERIALS AND CONTENT OF SIGN IF POSSIBLE.

BUILDING HEIGHT

THE MAXIMUM BUILDING HEIGHT FOR ALL BUILDING ASSOCIATED WITH THIS OUTLINE DEVELOPMENT PLAN SHALL BE AS SPECIFIED IN THE FIRESTONE DEVELOPMENT REGULATIONS FOR THE LAND USE CATEGORIES SHOWN

SERVICE REQUIREMENTS

THIS DEVELOPMENT SHALL BE SERVED BY THE FOLLOWING UTILITY COMPANIES:

GAS - KINDER MORGAN ENERGY
POWER - UNITED POWER
TELEPHONE - QWEST
RECREATION - CARBON VALLEY RECREATION DISTRICT

SETBACKS

PRINCIPAL BUILDING SETBACKS SHALL BE AS DESCRIBED (DIMENSIONED) AND APPROVED ON THE FINAL DEVELOPMENT PLAN FOR THIS DEVELOPMENT.

DEVELOPMENT SCHEDULE

THE SITE MAY BE DEVELOPED IN A SINGLE OR MULTIPLE PHASES. THESE PHASES MUST BE OUTLINED AND PLANNED FOR WITH THE FINAL DEVELOPMENT PLAN APPLICATION.

CIRCULATION SYSTEMS

ADEQUATE RIGHT-OF-WAY DEDICATION SHALL BE PROVIDED ALONG COLORADO BOULEVARD FOR THE FUTURE IMPROVEMENTS FOR THIS ROADWAY. ADEQUATE RIGHT-OF-WAY CURRENTLY EXISTS FOR FIRESTONE BOULEVARD.

INTERNAL CIRCULATION SHALL BE PROVIDED WITH PRIVATE DRIVE AISLES THAT WILL ALLOW THE DEVELOPMENTS USERS TO ENTER, EXIT AND CIRCULATE AROUND THE SITE SAFELY. ADDITIONALLY, SERVICE DRIVE AISLES SHALL BE PROVIDED SO THAT ANY NECESSARY DELIVERY CAN BE MADE TO THE BUILDINGS THAT WOULD BE REQUIRED BY THE COMMERCIAL USERS OF THE SITE.

ALL AUTOMOBILE CIRCULATION SHALL BE PAVED, EITHER WITH ASPHALT OR CONCRETE, FOR BOTH PUBLIC AND PRIVATE DRIVE AREAS.

INTERNAL CONCRETE SIDEWALKS SHALL PROVIDE SAFE PEDESTRIAN TRAFFIC THROUGHOUT THE DEVELOPMENT AND OUT TO THE PUBLIC RIGHT-OF-WAY.

ZONING AND ALLOWED USES

THIS PROJECT IS ZONED PUD-NC (NEIGHBORHOOD COMMERCIAL) AND PUD-MU (MIXED USE). THE APPROXIMATE AREAS FOR EACH USE ARE GRAPHICALLY REPRESENTED ON SHEET ODP-3.

THE PUD-NC ZONE DISTRICT WILL BE LOCATED ON THE WESTERN SIDE OF THE PROPERTY AND GENERALLY LOCATED AT THE INTERSECTION OF FIRESTONE BLVD. AND COLORADO BLVD.

THE PUD-MU ZONE DISTRICT WILL MAKE UP THE BALANCE OF THE PROPERTY BETWEEN THE PUD-NC TO THE WEST AND THE FIRESTONE TRAIL TO THE EAST. WITHIN THE PUD-MU ZONE DISTRICT ALLOWED USES SHALL BE ALL USES OUTLINED WITHIN THE PUD-NC AND RESIDENTIAL-C ZONE DISTRICTS INCLUDING RELIGIOUS INSTITUTIONS, PUBLIC SCHOOLS, FIRE STATIONS AND CHARTER SCHOOLS. RESIDENTIAL AND COMMERCIAL LAND USES PERMITTED IN THE MU AREA SHALL NOT BE PERMITTED IN THE SAME BUILDING. ONCE A USE IS ESTABLISHED IT SHALL REMAIN AS SUCH. IF BOTH COMMERCIAL AND RESIDENTIAL ZONE DISTRICTS ARE UTILIZED WITHIN THE PUD-MU AREA CERTAIN CRITERIA MUST BE MET. THEY ARE:

1. EACH USE MUST BE CLUSTERED TOGETHER INTO CONTIGUOUS ZONING AREAS, I.E. COMMERCIAL USES CLUSTERED WITH OTHER COMMERCIAL USES AND RESIDENTIAL LOTS CLUSTERED TOGETHER WITH OTHER RESIDENTIAL LOTS.
2. DESPITE THE USE (EITHER WHOLLY COMMERCIAL, WHOLLY RESIDENTIAL OR A MIX OF THE TWO) THE COMMERCIAL USE MUST BE LOCATED ADJACENT TO THE PUD-NC ZONE DISTRICT AND THE RESIDENTIAL USE ADJACENT TO THE FIRESTONE TRAIL.
2. THE COMMERCIAL USE MUST BE USED AS A BUFFER BETWEEN THE PUD-NC AND FIRESTONE TRAIL TO THE EAST.
3. THE RESIDENTIAL USE MUST BE USED AS A BUFFER BETWEEN THE PUD-NC AND THE FIRESTONE TRAIL.
4. DENSITY IN THE RESIDENTIAL-C PORTION SHALL BE LIMITED TO 18 DWELLING UNITS PER ACRE.

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL	HIGH PLAINS MARKETPLACE
TYPE OF SUBMITTAL	OUTLINE DEVELOPMENT PLAN
FILING NUMBER	1
PHASE NUMBER	1
PREPARATION DATE	12 AUG 03
REVISION #1	21 OCT 03
REVISION #2	28 OCT 03
REVISION #3	-
REVISION #4	-
SHEET	SHEET 2 OF 3 - NARRATIVE

REVISIONS:
NO. DATE DESCRIPTION

WYATT & ASSOCIATES, P.C. ARCHITECTS & PLANNERS
1865 S. WEST 4TH AVENUE, SUITE 200
FIRESTONE, COLORADO 80439
phone (303) 698-1717
email wyattarch@uswest.net

High Plains Marketplace
FIRESTONE, COLORADO
SEC OF COLORADO BLVD. & FIRESTONE BLVD.
WELD COUNTY

NARRATIVE SHEET

ISSUE DATE: 21 OCT 03
DRAWN BY: JEA
CHECKED BY: DWW
SCALE: 3/63.2
PROJECT NO: 363.2
CAD FILE NAME: 363.2 / ODP

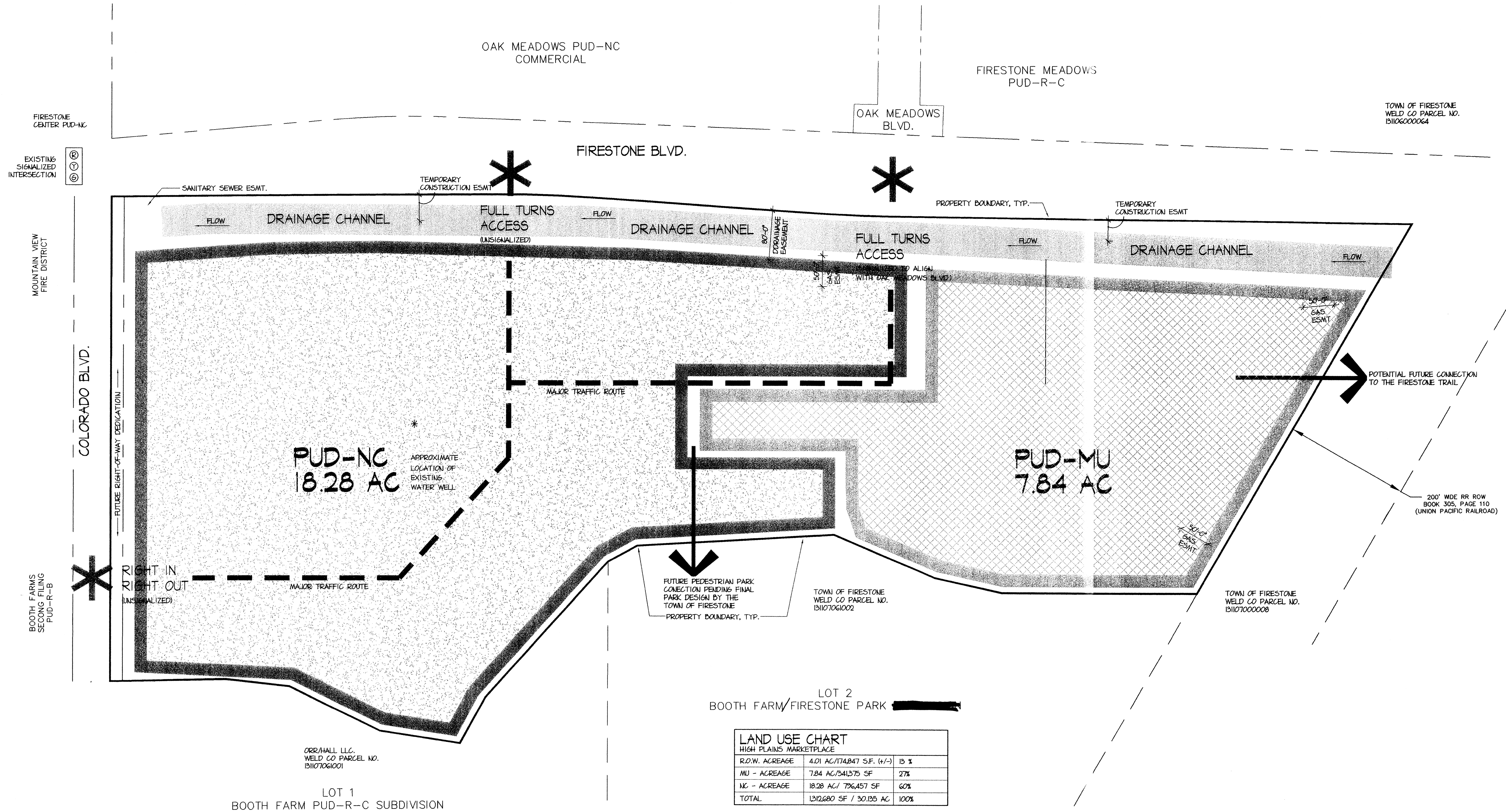
SHEET NO.

ODP-2

3122966 11/03/2003 03:26P Weld County, CO
3 of 3 R 31.00 D 0.00 Steve Moreno Clerk & Recorder

OUTLINE DEVELOPMENT PLAN
High Plains Marketplace
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 3 OF 3

REVISIONS
NO. DATE DESCRIPTION

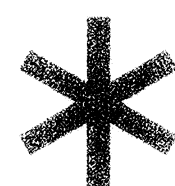


WAT & ASSOCIATES, P.C. ARCHITECTS & PLANNERS
1885 S. Pearl St., Denver, Colorado 80210
phone (303) 698-1717 fax (303) 778-8004
email wyattorchi@comcast.net

High Plains Marketplace
FIRESTONE, COLORADO
SEC OF COLORADO BLVD. & FIRESTONE BLVD.
WELD COUNTY

OUTLINE
DEV. PLAN
ISSUE DATE: 21 OCT 03
DRAWN BY: JEA
CHECKED BY: JEA
SCALE: 1"=80'-0"
PROJECT NO.: 363.02
CAD FILE NAME: 363.02 / ODP
SHEET NO.:
ODP-3

1 OUTLINE DEVELOPMENT PLAN
SCALE 1" = 80'-0"



REPRESENTS FUTURE SITE ACCESS LOCATION

LAND USE CHART HIGH PLAINS MARKETPLACE			
R.O.W. - ACREAGE	4.01 AC/174,847 SF. (+/-)	13 %	
MU - ACREAGE	7.84 AC/341,275 SF	27%	
NC - ACREAGE	18.28 AC/ 796,457 SF	60%	
TOTAL	132,680 SF / 30.135 AC	100%	

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL	HIGH PLAINS MARKETPLACE
TYPE OF SUBMITTAL	OUTLINE DEVELOPMENT PLAN
FILING NUMBER	1
PHASE NUMBER	1
PREPARATION DATE	12 AUG 03
REVISION #1	21 OCT 03
REVISION #2	28 OCT 03
REVISION #3	-
REVISION #4	-
SHEET	SHEET 3 OF 13 - OUTLINE DEV. PLAN